

Meander Valley Council draft Local Provisions Schedule TPC Hearing

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Glossary

TPC – Tasmanian Planning Commission

MVC – Meander Valley Council

SPP – State Planning Provisions

LPS – Local Provisions Schedule

ESI – Electricity Supply Industry Act 1996

RLUS – Regional Land Use Strategy

SAP – Specific Area Plan

Overview

1. Utilities Zoning
2. Exemptions
3. Specific Area Plans
4. Scenic Protection Overlay

1. Zoning: Overview

Application of Utilities zone in MVC LPS

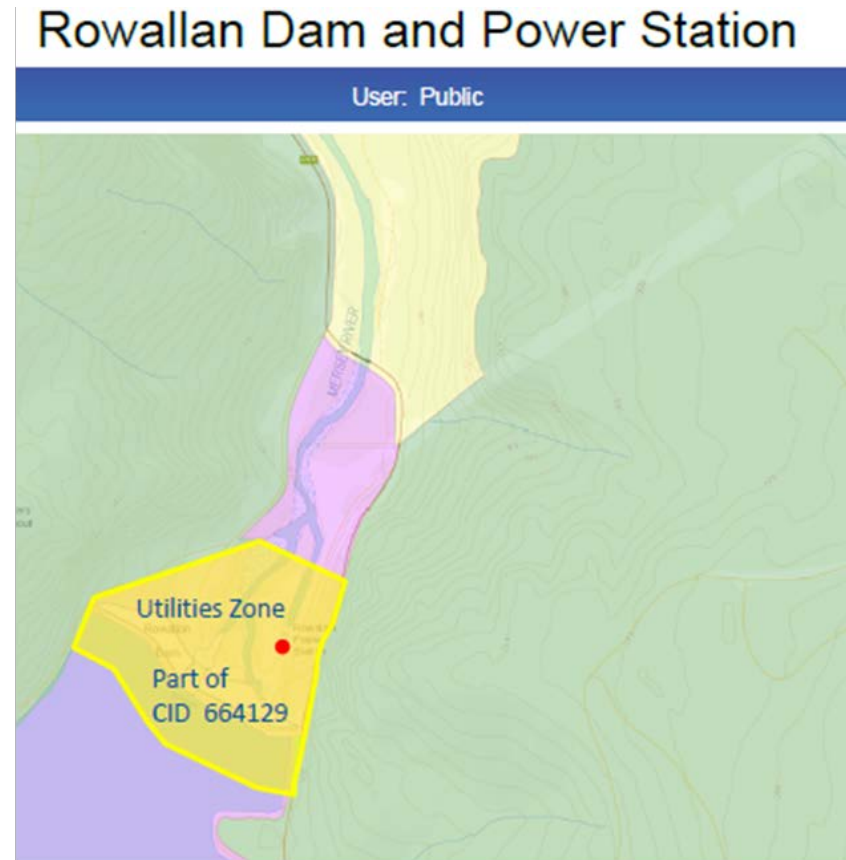
- Substation site (Applied)
- 8 Comms sites:
 - 2 with individual cadastre are zoned Utilities (Martha Creek and Cluan Tiers)
 - 6 co-located on larger titles:
 - 3 are zoned Rural Zone
 - 3 Environmental Management Zone

TPC Request:

- a) Detail the benefit in terms of changed zoning to Utilities that provides operational efficiency or security greater than the proposed current zoning*

Zoning: Overview

- TasNetworks supports Hydro's application of the Utilities Zone
- The following figures are extracts from Hydro's submission which detail the location of TasNetworks Comms sites (red dot)
- All Comms sites are co-located with Hydro's major infrastructure



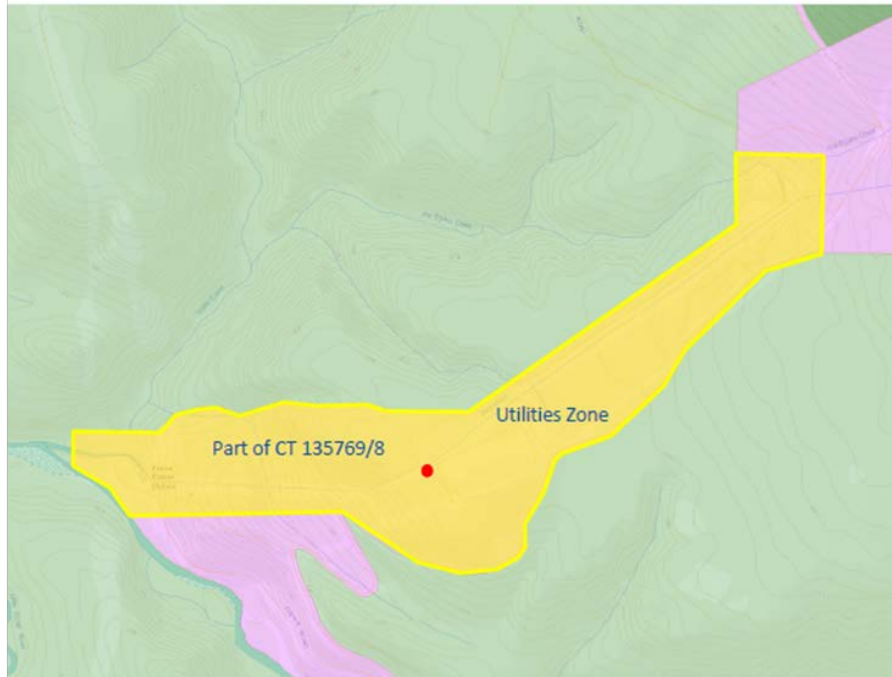
Draft LPS zoning:
Rural Zone

Zoning: Overview

Fisher Power Station and Penstock

December-2018

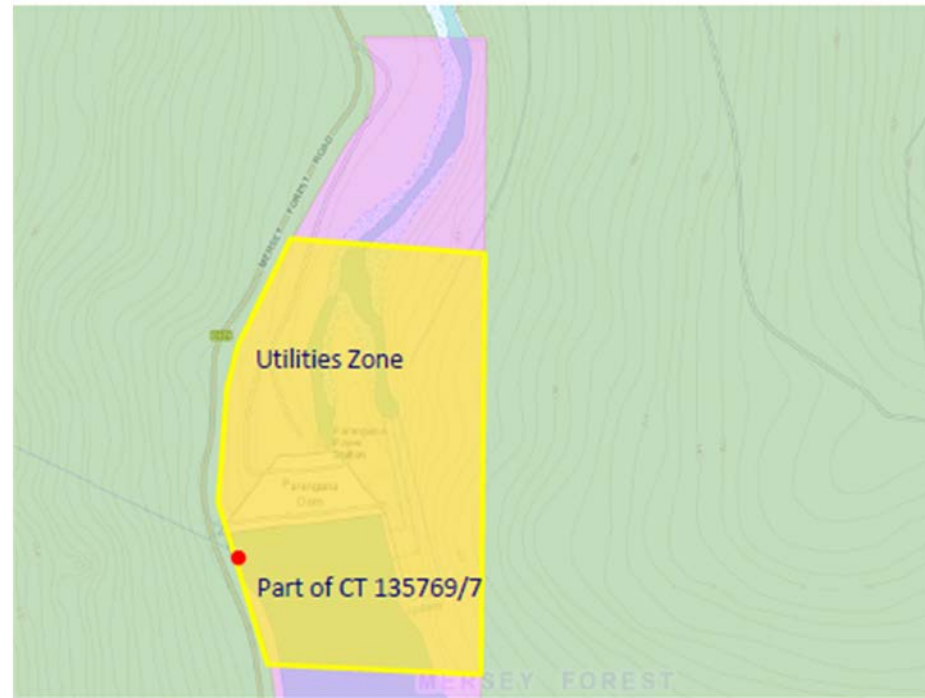
User: Public



Draft LPS zoning:
Rural Zone

Parangana Dam & Lemonthyme Intake

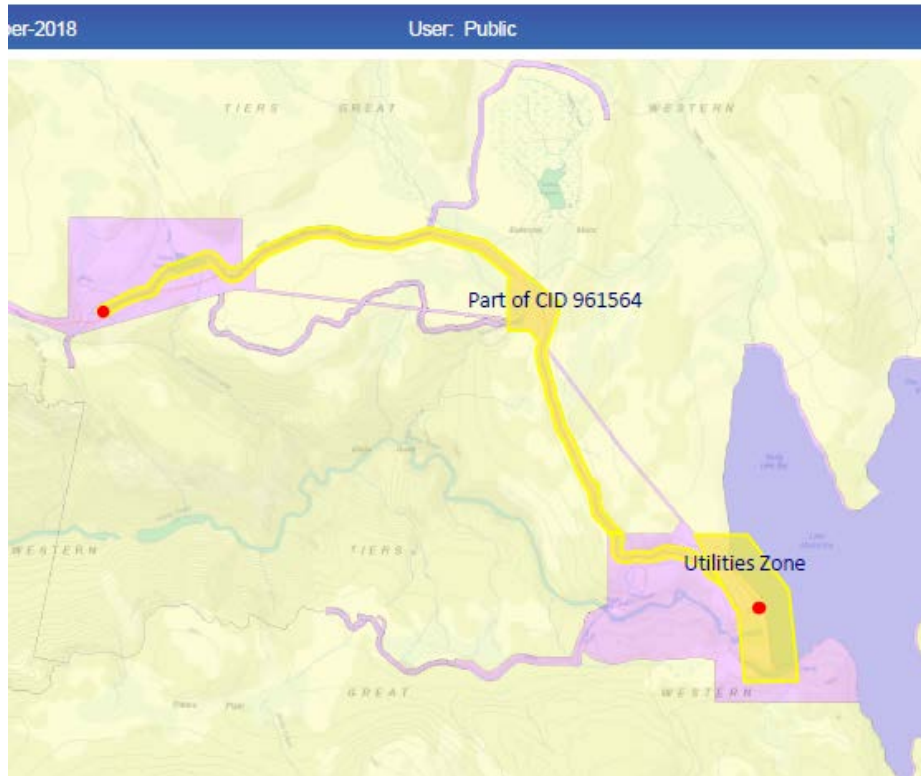
User: Public



Draft LPS zoning:
Rural Zone

Zoning: Overview

Lake Mackenzie Dam and Fisher Canal



Draft LPS zoning:
Fisher Forbay – Environmental Management;
Lake Mackenzie Dam – Environmental Man.

Western Bluff Communications Site



Draft LPS zoning:
Environmental Management

Zoning: Justification for Utilities Zone

- Reflects the primary purpose of the site
- Utilities zoning means that Scenic Protection Code does not apply
- Provides for efficient provision for future development
- Provides consistent state-wide approach to essential electricity infrastructure assets.
- Support prevention of land use conflict - Informs community / manages expectations
- Consistent with TPC Guideline No. 1 LPS Zone & Code Application
 - Zone Purpose: *To provide land for major utilities installation and corridors.*
 - Zone Application: *Utilities Zone should be applied to land that is used, or intended to be used for major utilities infrastructure including...electricity production facilities*
- Consistent with SPP – allows for opportunity for a Permitted pathway
- Consistent with Northern Tasmania RLUS

Zoning: Disadvantages of EMZ and RZ

- Application of Environmental Management Zone (EMZ) and Rural Zone (RZ) inconsistent with Guideline No. 1
 - EMZ Zone purpose: *protect, conserve land with significant value*
 - RZ purpose: *provide a range of uses in rural locations.*
 - Neither have particular reference to utilities use or electricity infrastructure.
- More likely to trigger Discretionary pathways
 - Longer approvals process – decrease operational efficiencies
 - EMZ zone – Discretionary Use, provisions not drafted with utilities in mind.
 - RZ – likely to trigger discretions re. building height, setback, lot design
- Inconsistent messaging to public
- Scenic Protection Code applies to EMZ and RZ

2. Exemptions

- Utilities zoning supports continued use of the site for that purpose
- Exemptions are limited
 - No exemptions to comms sites in ESI other than vegetation clearance
 - Limited exemptions SPP for comms site - does not take into account the regulatory requirement to provide and maintain the communications system or the essential nature of the infrastructure for the electricity system in Tasmania

3. Specific Area Plans

MEA-S1.0 Birrallee Road Industrial Precinct SAP

Clause	Amendment Requested	S.35 Response	TN Comment
MEA -S1.7.2 Setback to a frontage	A1 Buildings, <i>excluding for Utilities</i> , must have a setback from a frontage of not less than...	Not supported <i>The mandatory front setback within the precinct is recommended for modification to provide for the SPP PC for the Industrial Zone in response to representation no. 40. This will enable consideration of utilities.</i>	Retract statement consideration through PC available
MEA-S1.7.5 Landscaping	A1 Landscaping buffer areas: (a) adjoining the frontage of Birrallee Road in Figure S1.1, <i>excluding for Utilities</i> , must have...	Not supported <i>The landscaping buffer area allows for infrastructure that is not buildings. A blanket exclusion for utilities is not supported as this would allow development that would undermine the purpose of the buffer for aesthetic presentation.</i>	As above
MEA-S1.8.1 Lot design	A1 Each lot, or a lot proposed in a plan of subdivision, must: ... (c) <i>be required for public use by the Crown, a council or a State authority;</i> (d) <i>be required for the provision of Utilities.</i>	Supported <i>Support an AS for utilities or public use, consistent with SPP's for subdivision in the Industrial Zone</i>	😊
MEA-S1.8.2 Services	A1 Each lot, or lot proposed in a plan of subdivision, excluding for a drainage or <i>Utilities....</i>	Supported <i>Support the exclusion of a lot for utilities from connection to a water supply as it may not be required unless it is within the bushfire prone area</i>	😊
MEA-S1.8.2 Services	A3 Each lot, or lot proposed in a plan of subdivision, excluding for a drainage or <i>Utilities....</i>	Not supported <i>However, exclusion from connection to the stormwater system is not supported as lots may require hardstand areas and drainage.</i>	As above

3. Specific Area Plans

Clause	Amendment Requested	S.35 Response	TN Comment
MEA S3.0 Carrick SAP			
MEA-S3.8.1 Lot design	A1 Each lot, or lot proposed in a plan of subdivision, must be in accordance with the Plan and include the building areas and right of way shown in Figure S3.1. <i>OR</i> <i>(a) be required for public use by the Crown, a council or a State authority;</i> <i>(b) be required for the provision of Utilities.</i>	<i>Transitional Provision</i> – <i>Suggested amendment is beyond a permitted alteration</i>	Schedule 6
MEA-S4.0 Harley Parade SAP			
MEA-S4.8.1 Lot design	A1 Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the Development Plan in Figure S4.1. <i>OR</i> <i>(a) be required for public use by the Crown, a council or a State authority;</i> <i>(b) be required for the provision of Utilities.</i>	<i>Transitional Provision</i> – <i>Suggested amendment is beyond a permitted alteration</i>	Schedule 6

3. Specific Area Plans

Clause	Amendment Requested	S.35 Response	TN Comment
MEA-S12.0 to MEA – S17.0			
New lot prohibition	A1 <i>Except for Utilities</i> , subdivision must not create additional lots.	Supported	😊
MEA-S19.0 Westbury Road SAP			
MEA-S19.8.1 Development plan	A1 Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the Development Plan in Figure S19.1. <i>OR</i> <i>(a) be required for public use by the Crown, a council or a State authority;</i> <i>(b) be required for the provision of Utilities.</i>	Not supported <i>This SAP was developed with a focus on very specific lot arrangements and aesthetic/urban design outcomes. An AS providing lots for utilities is not supported due to the potential to undermine the objectives of the precinct. It is unlikely that there will be the need for such a lot, however lots for utilities are considered through the PC.</i>	Inconsistent with SPP policy on subdivision for Utilities
Travellers Rest SAP	SAP not an issue, however, changed zoning and application of scenic protection is (was not identified in TasNetworks' representation). <ul style="list-style-type: none"> - Palmerston-Trevallyn 110kV transmission line runs through the site - Previously zoned Low Density Residential, now Landscape Conservation - Previously no Scenic Protection Code applied to the corridor, now scenic protection applied - Adjacent to Hadsphen substation – fewer options for transmission corridor flexibility - Inappropriate additional development cost – new corridor in a peri urban setting or UG for new development? - Public perception around conservation conflicts with ESI exemptions - Adds up to a material and unreasonable impact on the strategic benefit of this corridor, immediate ability to develop it beyond ESI exemptions and unnecessarily adds cost to the provision of essential public infrastructure 		

4. Scenic Protection

TasNetworks Submission

- Removal of Scenic Protection Overlay which applies to 6 of the 8 ETC

TPC Request

- Why exemption don't allow 'business as usual'

TasNetworks Response

- Acknowledge that other development could occur within a corridor that has a different visual impact to transmission lines
- However, applying SPC to existing transmission corridors is an unreasonable fettering of strategic and immediate transmission development potential
- Forces TasNetworks to consider other corridors rather than augment (additional development cost for provision of infrastructure)
- Strategic benefit of ETC lost - Corridor often wider than easement
- Exemptions don't allow for new corridors
- TasNetworks seeking State-wide exemption – SPP change

Thank you

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